

## KING COUNTY ADMINISTRATION BUILDING PROPOSAL

### *Transforming the Seattle Skyline*



**What:** The King County Executive is seeking proposals to replace the 35-year old County Administrative Building at Fifth Avenue and James Street with a new, space-efficient, LEED-certified, 44-story, mixed use high rise building providing 200,000 square feet of office space for county staff (plus room for growth). The proposal must be cost-neutral to the County through a public-private partnership with a developer.

**Why:** The hot real estate market makes this concept of replacing the King County Administration Building economically possible at no cost to the taxpayers for the first time in four decades. We must seize this chance.

Upon its completion in 1970, the King County Administration Building won Seattle Magazine's Denny Building Award for Extraordinary Achievement in Architecture. Extraordinarily bad. Seattle Design Commissioners called it "an atrocity," "unusually hideous" and "the ugliest governmental center in any city in the country." The ensuing years have not improved the structure. It is now aging and inefficient and has reached a stage in its lifecycle where the major maintenance reserve fund costs for its upkeep are growing significantly. It also sits on a prime downtown land parcel centrally located in the midst of other King County and City of Seattle government offices, providing a perfect opportunity to create a modern civic campus for serving the public more efficiently.

Developing the site to its full potential by building a 21<sup>st</sup> century high rise would maximize taxpayer resources to build infrastructure for the future, and reduce the county's use of leased office space. Private development and occupancy of remaining floors in the building would make the project cost neutral for the County. Other potential public benefits include consolidating service locations and better utilizing County resources.

The project also requires removal of the sky bridges between the jail, Administration Building and Courthouse, and replacement of that capacity with an underground tunnel. Additional public benefit from the project could also include City Hall Park next to the courthouse.

**What's Needed:** In order to maintain a zero cost impact to King County, the site must have adequate development capacity to provide the economic value to a developer to build out the

site, with no cost to the County. The proposed high rise building is in line with the type of efficient, sustainable development the City of Seattle is encouraging as part of its Center City Strategy, which calls for increased density south of downtown.

However, the current zoning is DMC 340/290-400 (Downtown Mixed Commercial), which allows commercial buildings up to 340'. Across the street, the King County Jail sits on land zoned DOC 1 (Downtown Office Core 1), a zoning classification that allows unlimited height for commercial structures and would be more suitable for the type of high rise building needed to replace the Administration Building. The hope is that the zoning on the two lots can be swapped or that the DOC 1 zoning can simply be extended across the street to the Administration Building site.

**What's Next:** The County is issuing a Request for Qualifications/Concepts (RFQ/C) to solicit responses and feedback from potential development partners. The RFQ/C will specifically address the question regarding the economic viability of the project under current zoning versus a DOC 1 zoning scenario. The project contemplates the building's private development partner assuming much of the risk for the project, rather than taxpayers. Thus, market economies will dictate whether the project pencils out for both sides.

### **Potential Timeline**

October 19 – RFQ/C available

November 2 – Pre-Submittal Conference

December 7th– RFQ/C due

First Quarter 2007 – RFP posted

Mid 2007 – Private partner chosen, permitting process begins

2008-2010 – Construction

2010-1011 – Move-in

### **City of Seattle Zone Boundaries**

#### **Legend**

*Downtown Office Core*



Jail zoned

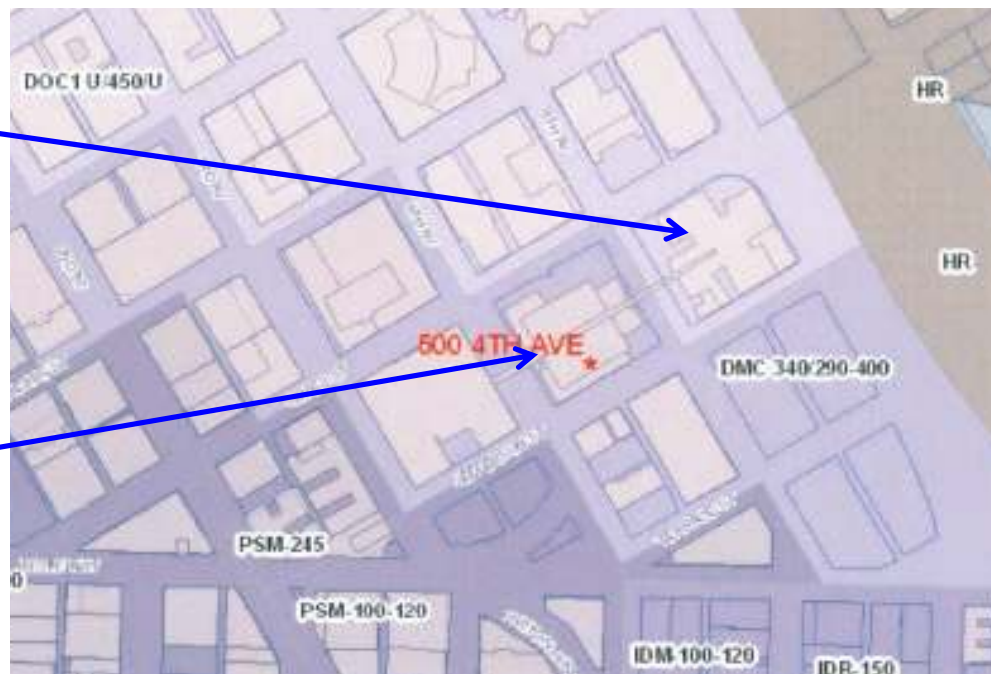
**DOC 1**, which allows unlimited heights for commercial structures.

*Downtown Mixed Commercial*



Admin.

Building zoned **DMC 340/290-400** which allows heights up to 340'.



**King County  
KCAB Redevelopment Analysis  
NET PRESENT VALUE SUMMARY**

	<b>REZONE</b>	<b>EXISTING ZONING</b>
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<b>INCREASE IN 50-YEAR NPV</b>	<b>\$2.8 mil</b>	<b>\$34.3 mil</b>
<b>COST OVER STATUS QUO</b>	=====	=====
<b>KEY ASSUMPTIONS</b>		
Zoning	DOC1	DMC 340/290-400
Maximum FAR	20	10
Size of New Building on KCAB Site	1,125,000 RSF	550,000 RSF
County Occupancy in New Building	200,000 RSF	200,000 RSF
 Total Project Cost	 \$450 million	 \$238 million
County Share of Project Cost	\$107 million	\$108 million
 Gross Land Value to King County	 \$59 million	 \$30 million
FAR Cost	\$17 million	\$7 million
 Est. Bridge Removal/Tunnel Cost	 \$8 million	 \$8 million
Est. Courthouse South Entry Cost	\$9 million	\$9 million

Current Administration Building site ↓



Proposed Replacement ↓

